







~~XXXXXXXXXX~~
~~XXXXXXXXXX~~
UNSAFE
To Enter
This is My home
Stop Violating
Me + My child

1023

NO
UNSAFE
TO ENTER
This is my home
Stop Violating
me + my child

NOTICE
I have received a notice from the
City of [illegible] regarding the
[illegible] of my property.
I am writing to you to inform you
that I have received this notice
and I am not in compliance with
the requirements of the notice.
I am requesting that you
[illegible] the notice.
Thank you for your attention.
[illegible]

IMPORTANT!



OWNERSHIP & MONETARY ENCUMBRANCE REPORT

Issued to: Certification Date: 05/06/2019
Your File No.:
Our Ref No.: TITLE SEARCH
Start Date:

We have searched the real property records which impart constructive notice of Tarrant County, Texas, with respect to the following land:

Lot 8, Tract 3-A, Block 32, BENBROOK LAKESIDE ADDITION, an Addition to the City of Benbrook, Tarrant County, Texas, according to the plat recorded in Volume 388-P, Page 48, Plat Records, Tarrant County, Texas.

As of the date and time of issuance of this report, the last document purporting to convey the fee title to said land is:

Conveyed to: ELISHA C. LANE
Instrument: Warranty Deed with Vendor's Lien
Recorded: filed 07/07/2017, in cc# D217154511, Real Property Records, Johnson County, Texas

The outstanding mortgages or outstanding statutory monetary liens purporting to affect said land from the date of filing of the above deed are:

Vendor's Lien retained in the following Deed securing the payment of one note in the principal amount shown below, and any other obligation secured thereby:

Dated: July 6, 2017
Grantor: Robert B. Wallace and spouse, Bria Larson a/k/a Bria Larson Wallace
Grantee: Elisha C. Lane
Note Amount: \$153,850.00
Payable to: Mortgage Electronic Registration Systems, Inc. ("MERS") solely as nominee for lender, Angel Oak Mortgage Solutions, LLC
Recording Date: July 7, 2017
Recording No.: cc# D217154511, Real Property Records, Tarrant County, Texas

Additionally secured by Deed of Trust of even date therewith as set forth below, and subject to all of the terms, conditions, and stipulations contained therein including but not limited to any future indebtedness also secured by this lien:

To: Thomas E. Black, Jr., Trustee
Loan No.:
Recording Date: July 7, 2017
Recording No.: cc# D217154512, Real Property Records, Tarrant County, Texas

Liability hereunder is limited to the amount paid for same. This report is furnished solely as an accommodation to the party requesting same and should not be relied upon, as a warranty or representation as to the title to the property described herein and may not be given to or used by any third party. **McKnight Title**, (hereinafter called "Title Company") assumes no liability whatsoever for the accuracy of this report, nor for any omission or error with respect hereto. YOU AGREE TO RELEASE, INDEMNIFY AND HOLD HARMLESS TITLE COMPANY BECAUSE OF ANY NEGLIGENCE BY TITLE COMPANY (WHETHER SOLE, JOINT OR OTHERWISE) FOR ANY CLAIM, LOSS, LIABILITY OR DAMAGES ARISING OUT OF THIS REPORT. This report is not title insurance. If a

policy of title insurance is purchased, any liability there under shall be determined solely by the terms of such policy.

STATE OF TEXAS)
COUNTY OF TARRANT)(

**ORDER OF THE APPEALS COMMISSION OF THE CITY OF BENBROOK, TEXAS,
CONCERNING A SUBSTANDARD BUILDING AT 1023 BRYANT STREET, BENBROOK, TEXAS**

ORDER

WHEREAS, Chapter 15.44 of the Municipal Code of the City of Benbrook provides a just, equitable and practical method, to be cumulative with and in addition to any other remedy provided by the Building Code, Chapter 214 of the Local Government Code, or otherwise available at law, whereby buildings and other improvements, that from any cause endanger the life, limb, health, morals, property, safety or welfare of the general public or their occupants, may be required by the City to be repaired, vacated, demolished, removed or secured; and

WHEREAS, the Building Official of the City of Benbrook, after inspection, has commenced proceedings pursuant to Chapter 15.44 to cause the repair, removal, demolition or all structures, at 1023 Bryant Street, Benbrook, Texas, that he has determined to be dangerous and substandard, and

WHEREAS, on June 25, 2019 at 7:30 p.m., the Appeals Commission held a public hearing at the Benbrook City Hall, 911 Winscott Road, Benbrook, Texas, concerning whether such improvements are dangerous and/or substandard and should be repaired or demolished; and

WHEREAS, The City has used its best efforts to determine the identities and addresses of the owner(s), mortgagees and lien holders of the improvements through public records and other sources reasonably available to the City; and

WHEREAS, evidence introduced at the hearing shows that the record owner(s) of the improvements is/are: Elisha C. Lane; the mortgagees are: Angel Oak Mortgage Solutions, LLC; the lien holders are: none; and

WHEREAS, notice of the hearing was mailed by the Building Official to the record owner(s) of the improvements and to all mortgagees and lien holders; and

NOW, THEREFORE, the Appeals Commission hereby enters the following Order:

1. The recitals contained in the preamble of this Order are hereby approved and are found to be true and correct. Based on the evidence presented at the public hearing, the Commission finds that the property located at 1023 Bryant Street, Benbrook, Texas, and legally described as Lot 8, 3-A, Block 32, Benbrook Lakeside Addition, is in violation of Section 15.44.040 Subsection (A), Any building that is dilapidated, substandard or unfit for human habitation and a hazard to the health, safety and welfare; Subsection (B), Any building that regardless of its structural condition, is unoccupied by its owners, lessees or invitees and is unsecured from unauthorized entry to the extent that it could be entered or used by vagrants or other uninvited persons as a place of harborage or could be entered or used by children; Subsection (G), “Whenever any portion of the building is damaged by fire, earthquake, wind, flood or by any other cause, to such an extent that the structural strength or stability thereof is materially less than it was before such catastrophe and is less than the minimum requirements of the Building Code for new buildings of similar structure, purpose or location, it shall be deemed substandard;

2. The above-named owner(s), mortgagee and/or lien holders of the improvements shall, within thirty (30) days from the date of this Order obtain the proper permits and complete the repair, remove, or demolition of all structures at 1023 Bryant Street.

3. In accordance with Section 15.44.080 of the Municipal Code of the City of Benbrook, the Building Official shall, within 10 days from the date of this order:

(a) mail copies of this Order, by certified mail, return receipt requested, to the record owner(s) of the improvements, and each identified lien holder and mortgagees of the improvements; and

(b) file a copy of this Order with the City Secretary; and

(c) publish a notice concerning this Order in a newspaper of general circulation.

4. If the improvements are not repaired, removed, or demolished within the time specified in 30 days of this Order, the City of Benbrook will remove or demolish the improvements at the City's expense.

5. The cost of any repair or demolition work, or securing of the improvements, that are performed by the City of Benbrook, or is paid for by the City, shall be recovered by the City in the manner provided for in Chapter 15.44 of the Municipal Code of the City of Benbrook.

Signed and entered this _____ day of _____, 2019.

APPEALS COMMISSION OF THE CITY OF BENBROOK, TEXAS.

Chairperson

City Secretary